

WARRANTY DEED**005878****TRANSFER  
TAX  
PAID**

57-95

**KNOW ALL BY THESE PRESENTS** that Elm Plaza Corporation and Tico Corporation, Maine Corporations of Waterville, Kennebec County, Maine for consideration paid do grant to MANISHA, LLC whose mailing address is 100 Rocky Knoll Drive, Stroughton, MA 02072 with WARRANTY COVENANTS,

A certain lot or parcel of land with the buildings thereon in the City of Waterville, County of Kennebec, State of Maine, situated on the westerly side of Main Street the boundaries of which are more particularly located and described as follows:

Beginning in the westerly right of way line of Main Street, at the northeasterly corner of the parcel of land described in the conveyance to Waldo A. Beck, deed recorded in Book 4029, Page 0266, Kennebec County registry of Deeds, an existing ½ diameter iron pipe;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, South 74°02'51" West 401.02 feet, partly in the northerly line of the parcel of land described in said conveyance to Waldo A. Beck and partly in the northerly line of the remaining portion of the parcel of land described in the conveyance to Arlyne R. Sacks, deed recorded in Book 2624, Page 215 first parcel therein, to an existing ¾ inch diameter reinforcing bar with metal identification cap, inscribed J.W. Sewall Co., PLS 2257, boundary:

Thence North 15°56'11" West 308.61 feet along the easterly line of the remaining portion of the parcel of land described in the said conveyance to Arlyne R. Sacks, to a 5/8 inch diameter reinforcing bar set at the southerly line of the parcel of land described in the conveyance to Elm Plaza Corporation, deed recorded in Book 3773, Page 187, Kennebec County Registry of Deeds;

Thence South 80°54'33" East 115.46 feet along the southerly line of the parcel of land described in the said conveyance to Elm Plaza Corporation to the southeasterly corner of said parcel of land;

Thence North 09°02'33" East 39.05 feet along the easterly line of the parcel of land described in said conveyance to Elm Plaza Corporation;

Thence North 73°04'38" East 75.65 feet through the land of Elm Plaza Corporation to an existing ¾ inch diameter iron pipe at the southwesterly corner of the parcel of land described in the conveyance to McDonald's Corporation, deed recorded in Book 1520, Page 746 Kennebec County Registry of Deeds;

Thence continuing North 73°04'38" East 199.92 feet along the southerly line of the parcel of land described in the said conveyance to McDonald's Corporation to the westerly right of way line of said Main Street, at or near an existing ½ inch

diameter iron pipe;

Thence South  $16^{\circ}46'23''$  East 299.82 feet along the westerly right of way line of said Main Street to the point of beginning containing 2.68 acres.

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Said described parcel of land is comprised of the parcel of land described in the conveyance from Arlyne R. Sacks to Tico Corporation, deed recorded in Book 2783, Page 213 and the parcel of land described in the conveyance from Arlyne R. Sacks to Tico Corporation, deed recorded Book 3899, Page 231. Source of Title for Elm Plaza Corporation is a deed dated January 21, 1991 from Tico Corporation recorded in Book 3899, Page 233.

Together with an appurtenant easement for sanitary sewer line from the above described parcel through other land of Elm Plaza Corporation and the land of Foresite, Inc. to the municipal sewer system of the City of Waterville. Said Easement is more particularly described in the easement deed recorded in Book 3798, Page 043 and 045, Kennebec County Registry of Deeds.

Also an appurtenant pavement and drainline easement from the above described parcel through the land of Arlyne R. Sacks. Said Easement is more particularly described in the Easement deed recorded in Book 6169, Page 183, Kennebec County Registry of Deeds.

Also an appurtenant easement for electric and telephone line above and below grade on Central Maine Power Company utility poles 42.1, 42.2 and 42.3, across the said parcel of land of System Capital Real Property, Corporation and other land of Elm Plaza Corporation described in said deed recorded in Book 3773, Page 187. Said easement is more particularly described in the easement deed recorded in Book 3798, Page 043, Kennebec County Registry of Deeds.

The above description is based upon a Standard Boundary Survey of Property of Elm Plaza Corporation by Paul H. Ruopp, Jr., PLS, Monmouth, Maine, further reference being made to said survey and Plan of ALTA/ACSM Land Title Survey Property of Elm Plaza Corporation and Waterville Shopping Trust, lessee, recorded Plan E98-139 Kennebec County Registry of Deeds and Plan of Property of Elm Plaza Corporation, Atrium Motel, 330 Main Street, Waterville Maine, by Paul H. Ruopp, Jr., PLS, dated 10 March 2000, as part of this description.

IN WITNESS WHEREOF, Elm Plaza Corporation and Tico Corporation have caused this instrument to be executed this \_\_\_\_\_ day of March 2000.

57-95

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Regina Nappi  
Name: Regina Nappi

Robert A. Rosenthal  
Elm Plaza Corporation  
By: Robert A. Rosenthal  
Its: President

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Regina Nappi  
Name: Regina Nappi

Robert A. Rosenthal  
Tico Corporation  
By: Robert A. Rosenthal  
Its: President

STATE OF MAINE  
Cumberland County, Ss.

March , 2000

**PERSONALLY APPEARED** the above-named Robert A. Rosenthal, president of Elm Plaza Corporation and president of Tico Corporation and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporations.

Before me,

Regina Nappi  
Notary Public/Attorney at Law  
Name: Regina Nappi

A/57.deed.Waterville.Atrium

RECEIVED KENNEBEC SS.

2000 MAR 21 PM 12:46

ATTEST: Norma Ruth Mann  
REGISTER OF DEEDS